

4

ARTICLE FOUR

ZONING DISTRICT REGULATIONS

401 Purpose

Article Four presents the Zoning District Regulations. Zoning Districts are established in the Zoning Regulations to promote compatible land use patterns and to establish site development regulations appropriate to the purposes and specific nature of each district.

402 Establishment of Districts

The following base districts and overlay districts are hereby established. Table 4-1 displays the purposes of these districts.

<u>BASE ZONING DISTRICTS</u>	<u>DISTRICT NAMES</u>
AG	Agricultural/Urban Reserve District
RR	Rural Residential District
RL	Lake and River Residential
R-1	Single-Family Residential District
R-2	Moderate-Density Residential District
R-3	Mixed-Density Residential District
R-4	High-Density Residential District
R-5	Mobile Home Residential District
UC	Mixed Use Urban Corridor District
LC	Limited Commercial/Office District
CC	Community Commercial District
DC	Downtown Commercial District
GC	General Commercial District
BP	Business Park District
LI	Limited Industrial District
GI	General Industrial District

SPECIAL AND OVERLAY DISTRICTS

MU	Mixed Use District
PD	Planned Development District
NC	Historic and Neighborhood Conservation Overlay District
SC	Special Corridor Overlay District
TND	Traditional Neighborhood Development District
FP/FW	Floodplain/Floodway Overlay District

403 Application of Districts

A base district designation shall apply to each lot or site within the city and its planning jurisdiction. A site must be in one base district.

Overlay districts may be applied to any lot or site or any portion thereof, in addition to a base district designation. The Mixed Use District may stand alone as a base district.

404 Hierarchy

References in the Zoning Ordinance to less intensive or more intensive districts shall be deemed to refer to those agricultural, residential, commercial, and industrial base zoning districts established in Section 4-2, and shall represent a progression from the AG Agricultural District as the least intensive to the GI General Industrial District as the most intensive. The Overlay Districts shall not be included in this reference.

405 Development Regulations

For each Zoning District: Purposes are set forth in Table 4-1; Uses permitted are set forth in Table 4-2; Development Regulations are set forth in Tables 4-2 and Site Development Regulations are presented in Table 4-3.

Supplemental Regulations may affect specific land uses or development regulations in each zoning district. The applicable Supplemental Regulations are noted in Table 4-2.

406 Zoning Map

a. Adoption of Zoning Map

Boundaries of zoning districts established by this Zoning Regulations shall be shown on the Zoning Map maintained by the City Clerk. This map shall bear the signature of the Mayor attested by the City Clerk under the certification that this is the Official Zoning Map referred to by this Ordinance. This map, together with all legends, references, symbols, boundaries, and other information, shall be adopted as a part of, and concurrent with these Regulations. Said Zoning Map shall be on file with the City Clerk and shall be readily accessible to the public at Fremont City Hall.

b. Changes to the Zoning Map

The city council may from time to time adopt a new official zoning map which shall supersede the prior official zoning map, in the event that the official zoning map becomes damaged or destroyed; or for purposes of clarity due to a number of boundary changes, or to correct drafting errors or omissions; provided, however, that any such adoption shall not have the effect of amending the original zoning ordinance or any subsequent amendment thereof.

407 Interpretation of District Boundaries

The following rules shall apply in determining the boundaries of any zoning district shown on the Zoning Map.

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- a. Where district boundaries are indicated as approximately following lot lines, such lot lines shall be considered the district boundaries.
- b. Where district boundaries are indicated as within street or alley, railroad, streams or creeks, or other identifiable rights-of-way, the centerline of such rights-of-way shall be deemed the district boundary.
- c. Where a district boundary divides a property, the location of the boundary shall be determined by the use of the scale appearing on the Zoning Map.
- d. Where district boundaries are indicated as approximately following corporate limits, such corporate limits shall be considered the district boundaries.
- e. Where district boundaries are indicated as approximately following section lines, quarter section lines, or quarter-quarter section lines, such lines shall be considered the district boundaries.
- f. Boundaries not capable of being determined, as set forth in 407a through 407e shall be as dimensioned on the official Zoning Map or if not dimensioned shall be determined by the scale shown on the map.

408 Vacation of Streets and Alleys

Whenever a public street or alley is vacated, the zoning district adjoining each side of such right-of-way shall be extended out to the former centerline.

409 Annexation of Territory

All unimproved or agricultural territory, which may hereafter be annexed to the City, shall be considered as lying in the AG Agricultural District until such classification shall be changed as provided by this ordinance. Any improved property that is annexed into the city shall be zoned according to the zoning district that most nearly describes either its present use or the use proposed by Fremont's Comprehensive Development Plan. This zoning shall be established by the Planning Commission and the City Council at the time of annexation.

410 Required Conformance

Except as specified in this chapter, no building or structure shall be erected, converted, enlarged, reconstructed or structurally altered, nor shall any building or land be used, which does not comply with all of the district regulations established by this title for the district in which the building or land is located.

411 Lot Size Exception

- a. Notwithstanding any other provision of this Ordinance, the City Council may, after receiving a recommendation of the Planning Commission, approve the subdivision of lots of record or portions of lots of record, into parcels, which do not meet the minimum requirements of Table 4-3 of this Article. Such subdivision may only be approved when it can be shown that:
 1. The subdivision will not adversely alter the character of the neighborhood.
 2. In no case shall the width of a lot be less than 40 feet, depth less than 80 feet and the total area be less than 4,000 square feet.

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3. Where, by reason of exceptional narrowness, shallowness or shape of specific piece of property, the strict application of any enacted regulation under this act would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon the owner of such property.
- b. Notwithstanding any other provision of this Ordinance, the City Council may, by a 4/5 vote, after receiving a recommendation of the Planning Commission, approve the subdivision of two non-conforming lots of record as of August 1, 1985, which do not meet the requirements of Table 4-3 and Article 411a of this section, provided all the following conditions are met:
 1. Both lots exceed 4,000 square feet after the subdivision.
 2. The lot being reduced in area is not reduced over 2.5% in area.
 3. Neither lot has ever been subdivided under this provision of the Ordinance previously.
 4. Said subdivision will not be detrimental to the character of the neighborhood.
- c. The City Council may, without recommendation from the Planning Commission, by a three-fourths vote, approve a variance to the minimum lot requirements in Subsection 411a-1 above, only if it is to validate a defective subdivision where an owner, prior to December 1991, has failed to comply with the requirement to obtain City Council approval for a subdivision of property, and the City Council feels Subsections 411a-1 and 411a-3 above are complied with. In considering said variance, the City Council may place any restrictions on the granting of said variance that the City Council feels is necessary to protect the adjacent property owners and the general public.
- d. The City Council may, upon recommendation of the Planning Commission, create a lot of less than the required area and/or frontage in any zoning district where it can be shown that: (1) the lot will be occupied and used only by a public utility with a franchise to operate in the City of Fremont and, (2) the lot will be owned by the City of Fremont.

ZONING DISTRICT REGULATIONS

Table 4-1: Purposes of Base Zoning Districts

Symbol	Title	Purpose
AG	Agricultural/ Urban Reserve	The AG District provides for and preserves the agricultural and rural use of land, while accommodating very low-density residential development generally associated with agricultural uses. This district is designed to maintain complete agricultural uses within the Fremont extra-territorial jurisdiction. In addition, land included in the Urban Reserve in the Comprehensive Plan should be retained in the AG District to prevent premature or inappropriate development.
RL	Lake and River Residential	This district provides for the residential and recreational use of land, accommodating very low and low-density residential environments generally abutting open water. It provides for the transition of environmentally sensitive and natural landscapes to land to very low and low-density forms of residential development that are designed to combine aspects of water sports and outdoor recreation. The district's regulations assure that density is developed consistent with: land use policies of the Fremont Comprehensive Plan regarding riparian woodlands, lake environments, and open space resources; levels of infrastructure; and environmentally sensitive development practices.
RR	Rural Residential	This district provides for the rural residential use of land, accommodating very low and low-density residential environments. It provides for the transition of agricultural land to low-density forms of residential development that are designed to combine aspects of urban living with rural life. The district's regulations assure that density is developed consistent with: land use policies of the Fremont Comprehensive Plan regarding rural subdivisions; levels of infrastructure; and environmentally sensitive development practices.
R-1	Single-Family Residential	This district is intended to provide for residential development, with gross densities generally below 4 units per acre. These areas are characterized by single-family dwellings on relatively large lots with supporting community facilities and urban services. Its regulations are intended to minimize traffic congestion and to assure that density is consistent with the carrying capacity of infrastructure.

ZONING DISTRICT REGULATIONS

Table 4-1: Purposes of Base Zoning Districts

Symbol	Title	Purpose
R-2	Moderate-Density Residential	This district is intended to provide for moderate density residential development, with gross densities generally between 4 and 8 units per acre. These developments are characterized by single-family dwellings on moderately sized lots along with low-density multi-unit residential structures such as duplexes and townhouses. It provides regulations to encourage innovative forms of housing development. It adapts to both established and developing neighborhoods, as well as transitions between single-family and multi-family areas. Its regulations are intended to minimize traffic congestion and to assure that density is consistent with the carrying capacity of infrastructure.
R-3	Mixed-Density Residential	This district is intended to provide for a mix of medium density residential environments, with gross densities ranging from 4 to 12 units per acre. It provides for a transition between lower and higher-intensity use districts, and incorporates limited office and commercial uses under certain conditions. Mixed density developments may contain single-family dwellings on moderately sized lots and low-density multi-unit residential structures such as duplexes, townhouses, and small multi-family buildings. Its regulations encourage innovative forms of housing development. It adapts to both established and developing neighborhoods, as well as transitions between single-family and multi-family areas.
R-4	Multiple-Family Residential	This district is intended to provide locations primarily for multiple-family housing, with supporting and appropriate community facilities. It also permits some non-residential uses such as offices through a special permit procedure to permit a mixing of uses that have relatively similar operating and development effects.
R-5	Mobile Home Residential	This district recognizes that mobile home development, properly planned, can provide important opportunities for affordable housing. It provides opportunities for mobile home development within planned parks or subdivisions, along with the supporting services necessary to create quality residential neighborhoods.
UC	Mixed Use Urban Corridor	This district recognizes the mixed-use character of major urban corridors, such as Military Avenue, Bell Street, Main Street, and Broad Street. These corridors sometimes accommodate a combination of residential, commercial, and office uses. Design standards maintain their character as important urban streets. The UC District may be combined with the SC Special Corridor Overlay District, to establish special performance standards for corridors in especially sensitive contexts.

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Table 4-1: Purposes of Base Zoning Districts

Symbol	Title	Purpose
LC	Limited Commercial/Office	This district reserves appropriately located area for office development and a limited variety of low-impact commercial facilities which serve the needs of residents of surrounding residential communities. The commercial and office uses permitted are compatible with nearby residential areas. Development regulations are designed to ensure compatibility in size, scale, and landscaping with nearby residences.
CC	Community Commercial	This district is intended for commercial facilities, which serve the needs of markets ranging from several neighborhoods to the overall region. While allowed commercial and office uses are generally compatible with nearby residential areas, traffic and operating characteristics may have more negative effects on residential neighborhoods than those permitted in the LC District. CC Districts are appropriate at major intersections, at the junction of several neighborhoods, or at substantial commercial subcenters.
DC	Downtown Commercial	This district is intended to provide appropriate development regulations for Downtown Fremont. Mixed uses are encouraged within the DC District. The grouping of uses is designed to strengthen the town center's role as a center for trade, service, and civic life.
GC	General Commercial	This district accommodates a variety of commercial uses, some of which have significant traffic or visual effect. These districts may include commercial uses which are oriented to services, including automotive services, rather than retail activities. These uses may create land use conflicts with adjacent residential areas, requiring provision of adequate buffering. This district is most appropriately located along major arterial streets or in areas that can be adequately buffered from residential districts.
BP	Business Park	This district is designed to promote the development of planned business parks that accommodate corporate offices, research facilities, and structures, which can combine office, distribution, and limited industrial uses. These facilities serve a more regional audience, but may provide services to local residents. They are characterized by extensive landscaping, abundant parking facilities, and good visual and pedestrian relationships among buildings.

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Table 4-1: Purposes of Base Zoning Districts

Symbol	Title	Purpose
LI	Limited Industrial	This district is intended to reserve sites appropriate for the location of industrial uses with relatively limited environmental effects. The district is designed to provide appropriate space and regulations to encourage good quality industrial development, while assuring that facilities are served with adequate parking and loading facilities.
GI	General Industrial	This district is intended to accommodate a wide variety of industrial uses, some of which may have significant external effects. These uses may have operating characteristics that create conflicts with lower-intensity surrounding land uses. The district provides the reservation of land for these activities and includes buffering requirements to reduce incompatibility

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Table 4-2 Permitted Uses by Zoning Districts

Use Types	AG	RR	RL	R-1	R-2	R-3	R-4	R-5	UC	LC	CC	DC	GC	BP	LI	GI	Addl Reg
Agricultural Uses																	
Horticulture	P	P	P	C	C	C	C	C		C	P	C	C				602a
Crop Production	P	P	P														
Animal Production	P	C	C														602b
Commercial Feedlots																	602c
Livestock Sales																	
Residential Uses																	
Single-Family Detached	P	P	P	P	P	P	P	P	P								603i,j
Single-Family Attached		C	C	C	P	P	P	P	P								603b
Duplex			C		P	P	P		P								
Townhouse ¹			C		P	P	P		P*			C					603c
Multiple-Family ¹ Less than 12 units per development						C	P		C*	C*	C	C	C				603d
Multiple-Family ¹ 12 units and over per development							P					C					605d
Downtown Residential ¹												C	C		C		603e
Group Residential ¹	C	C	C			C	P										603f
Manufactured Housing Residential	P	P	P	P	P	P	P	P	P								216
Mobile Home Park ¹								C									603g
Mobile Home Subdivision								P									603h
Retirement Residential ¹	C	C	C	C	P	P	P		P	C	C	C	C				
Residential Cluster ¹	C	C	C	C	C	C	C	C									603j

P=Uses Permitted by Right

C=Uses Permitted by Conditional Use Permit

Blank=Use Not Permitted

1. Use subject to Site Plan Approval, as set forth in Section 1202

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Table 4-2 Permitted Uses by Zoning Districts

Use Types	AG	RR	RL	R-1	R-2	R-3	R-4	R-5	UC	LC	CC	DC	GC	BP	LI	GI	Addl Reg
Civic Uses																	
Administration		C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	
Cemetery ¹	P	P		P	P	P	P	P									
Clubs (Recreational) ¹	C	C	C	C	C	C	P	C	P	P		C	P	C	P	P	604a
Clubs (Social) ¹	C	C	C	C	C	C	P	C	P	P	P	P	P	P	P	P	604a
College/Univ ¹	C	C	C	C	C	C	P	C	P	P	P	P	P	P	P		
Convalescent Services ¹	C	C	C		C	C	P	C	P	P	P	C					
Cultural Services ¹	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P		
Day Care (Limited)	P	P	C	P	P	P	P	P	P	P	P	P	C	C	C	C	604b
Day Care (General) ¹	C	C	C	C	C	C	P	C	P	P	P	P	P	P	C	C	604b
Detention Facilities ¹													C		C	C	
Emergency Residential	P	P	P	P	P	P	P	P	P	P	P	P					
Group Care Facility ¹			C			C	P		C	C	P	P	P				604c
Group Home	C	P	C	P	P	P	P	P	C	C	P	P	P				
Guidance Services			C				P		P	P	P	P	P	P	P	P	
Health Care ¹		C	C				P		P	P	P	P	P	P	P	P	
Hospitals ¹		C					C		C	C	C	P	P	P	C	C	
Maintenance Facility ¹	C	C							C		C		P		P	P	
Park and Recreation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Postal Facilities ¹									C	C	P	P	P	P	P	P	
Primary Education ¹	C	P	C	P	P	P	P	P	P	P	P	P	C				
Public Assembly ¹			C						C	C	C	P	P	C			
Religious Assembly ¹	P	P	P	P	P	P	P	P	P	P	P	P	P		C		
Safety Services ¹	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Secondary Educ ¹	C	C	C	C	C	C	P	C	P	C	C	C	C				
Utilities (Major) ¹	P	C	C	C	C	C	C	C	C	C	C	C	P	C	P	P	
Office Uses																	606
Corporate Offices ^{1,2}	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	611a,b
General Offices ²	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	611a,b
Financial Offices ¹									P	P	P	P	P	P	P	P	
Medical Offices ¹							C		P	P	P	P	P	P	P	C	
EC Office ¹											C	C	C	C	C	C	

P=Uses Permitted by Right C=Uses Permitted by Conditional Use Permit Blank=Use Not Permitted

1. Use subject to Site Plan Approval, as set forth in Section 1202
2. Use within a residential zoning district must also meet Permitted Uses by Zoning Districts for Home-Based Businesses and Home Occupations, see page 4-11, as well as all other applicable regulations related to Home-Based Businesses and Home Occupations.

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Table 4-2 Permitted Uses by Zoning Districts

Use Types	AG	RR	RL	R-1	R-2	R-3	R-4	R-5	UC	LC	CC	DC	GC	BP	LI	GI	Addl Reg 606
Commercial Uses																	
Ag Sales/Service ¹											C	C	P		P	P	
Auto Rental/Sales ¹											C	P	P	C	P	P	605c
Auto Services ¹									C	C	P	P	P		P	P	605a,b
Bed and Breakfast ¹	C	C	C	C	C	C	C		P	P	P	P	P				605d
Body Repair ¹											C	C	P		P	P	605a
Business Support Services ¹									P	P	P	P	P	P	P	P	
Business/Trade School ¹											P	P	P	P	P	P	
Campground ¹	C	C	C								C		C				605e
Cocktail Lounge ¹			C						C		P	P	P	C	P	P	605h
Commercial Rec (Indoor) ¹			C						C	C	P	P	P	P	P	P	
Commercial Rec (Outdoor) ¹			C								C		C		C	C	
Communication Service ¹									P	C	P	P	P	P	P	P	
Construction Sale/Service ¹									C		C	C	P		P	P	
Consumer Service ¹									P	P	P	P	P	P	P		
Convenience Storage ¹											C		C		P	P	605f
Equip Rental/Sales ¹												C	P		P	P	605c
Equipment Repair ¹													P		P	P	605a
Food Sales (Convenience) ¹			C						P	C	P	P	P	P	P	P	
Food Sales (Limited) ¹									P	P	P	P	P	P	P	P	
Food Sales (General) ¹									C	C	P	P	P				
Food Sales (Super markets) ¹											P	P	C				
Funeral Service ¹						C	C		P	P	P	P	P	P	P	P	
Gaming Facilities ¹											C	C	C				
Home-Based Business	P	P	C	C	C	C	C										611a
Home Occupation	P	P	P	P	P	P	P	P									611b
Kennels ¹	P	C	C										C		P	P	605g
Laundry Services ¹												C	P		P	P	

P=Uses Permitted by Right

C=Uses Permitted by Conditional Use Permit

Blank=Use Not Permitted

1. Use subject to Site Plan Approval, as set forth in Section 1202

ZONING DISTRICT REGULATIONS

Table 4-2 Permitted Uses by Zoning Districts

Use Types	AG	RR	RL	R-1	R-2	R-3	R-4	R-5	UC	LC	CC	DC	GC	BP	LI	GI	Addl Reg
Commercial Uses																	
Liquor Sales ¹			C								P	P	P		C		605h
Lodging ¹			C						P		P	P	P	P	C	C	
Personal Improvement ²	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	611a,b
Personal Services ^{1,2}	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	611a,b
Pet Services ¹	C								P	P	P	P	P	P	P		
Research Services ¹									P	P	P	P	P	P	P	P	
Restaurants (Drive-in) ¹									C		P	C	P		C	C	605h
Restaurants (General) ¹									P	P	P	P	P	P	C	C	605h
Restricted Business ¹													C		C	P	605i
Retail Services ¹ (Limited)									P	P	P	P	P	C			
Retail Services (Medium)									C	C	P	P	P	C			
Retail Services (Large) ¹											P	C	P				
Retail Services (Mass) ¹											C	C	P				
Stables*	C	C	C														605j
Surplus Sales ¹												C	P		P	P	
Trade Services ¹									C		C	C	P	P	P	P	
Veh. Storage (Short-term) ¹									C				P		P	P	
Veterinary Services ¹	C	C							P	C	C	C	P		P	P	
Parking Uses																	
Off-Street Parking ¹	C								C		C	P	P	C	P	P	
Parking Structure ¹											C	P	C	C	P	P	

P=Uses Permitted by Right

C=Uses Permitted by Conditional Use Permit

Blank=Use Not Permitted

1. Use subject to Site Plan Approval, as set forth in Section 1202

2. Use within a residential zoning district must also meet Permitted Uses by Zoning Districts for Home-Based Businesses and Home Occupations, see page 4-11, as well as all other applicable regulations related to Home-Based Businesses and Home Occupations.

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Table 4-2 Permitted Uses by Zoning Districts

Use Types	AG	RR	RL	R-1	R-2	R-3	R-4	R-5	UC	LC	CC	DC	GC	BP	LI	GI	Addl Reg
Industrial Uses																	
Agricultural Industry ¹															C	P	608a
Construction Yards ¹															P	P	608a
Custom Manufacturing									C		C	P	P	P	P	P	608a
Light Industry ¹														C	P	P	608a
General Industry ¹															P	P	608a
Heavy Industry ¹																C	608a
Recycling Collection ¹											C	C	C		C	C	608a
Recycling Processing ¹															C	C	608a
Refuse Transfer Station ¹																P	608a
Resource Extraction ¹	C	C	C													C	607a 608a
Salvage Services ¹																C	607b, 608a
Vehicle Storage (Long-term) ¹			C										C		P	P	608a
Warehousing (Enclosed) ¹	C											C	C	P	P	P	608a
Warehousing (Open) ¹															C	P	608a
Transportation Uses																	
Aviation ¹	C													C	C	C	
Railroad Facilities ¹												C	C	C	P	P	
Truck Terminal ¹													C		C	P	
Transportation Terminal ¹											P	P	P		P	P	
Miscellaneous Uses																	
Alternative Energy Production Devices	C	C	C	C	C		C	C	C	C		C	C	P	P	P	
Amateur Radio Tower	P	P	C	P	P		P	P	P	P	P	P	P	P	P	P	
Communications Tower	C	C	C	C(P)	C(P)	C(P)	C(P)	C(P)	C			C	C	P	P	P	610a
Construction Batch Plant ¹	C												C		C	P	
Landfill (Non-Putrescible) ¹																C	610b
Landfill (Putrescible) ¹																	610b
WECS	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	610c

P=Uses Permitted by Right

C=Uses Permitted by Conditional Use Permit

Blank=Use Not Permitted

1. Use subject to Site Plan Approval, as set forth in Section 1202

C(P) = Conditional at Public Sites Only

ZONING DISTRICT REGULATIONS

Table 4-3: Summary of Site Development Regulations

Regulator Minimum Lot Area (sq feet)	AG 20 Acres	RR 3 Acres	RL 4,000	R-1 6,500	R-2 4,000	R-3 4,000	R-4 4,000	R-5 3.0 Acre
Single-Family Detached	2 units per each 40 acres (Note 6)	3 Acres	6,000	7,500 (Note 1)	6,000 (Note 1)	6,000	6,000	4,000
Single-Family Attached	---		4,000	6,500	4,000	4,000	4,000	
Duplex, Townhouses	---		8,000	---	8,000	8,000	7,500	
Multi-Family	---		---	---	---	10,000	7,500	
Other Permitted Uses	---		10,000	7,500	10,000	10,000	7,500	
Minimum Lot Width (feet) (Note 9)								
Single-Family Detached	200	200	60	75	60	60	60	
Single-Family Attached			50		35	35	35	
Duplex			100		70	70	70	
Townhouses			40		35	25	25	
Multi-Family	200	200		100		100	70	
Other Permitted Uses			100		100	100	70	150
Site Area per Housing Unit (sq feet) by type of residential								
Single-Family Detached	20 Acres (Note 6)	3 Acres	6,000	7,500	6,000	6,000	6,000	5,000 per unit
Single-Family Attached			4,000	6,500	4,000	4,000	4,000	
Two-family, duplex			4,000		4,000	4,000	3,750	
Townhouse			3,000		3,000	3,000	2,500	
Multi-family					NA	2,500	1,750	
Minimum Yards (feet)								
Front Yard (Note 8)	50	30	25	25	25	25	25	50
Street Side Yard	50	18	15	15	15	15	15	50
Interior Side Yard (Note 2)								50
1 to 1.5 stories	50	10	10	7	5	5	5	
2-3 stories	50	15	15	9	7	7	9	
More than 3 stories	NA	NA	NA	NA	NA	NA	11	
Non-Residential Uses	50	40	20	20	20	20	20	
Rear Yard	50	20	20	20	20	20	20	50
Maximum Height (feet)	No Limit	35	35	35	35	35	45	35
Maximum Building Coverage	NA	20%	45%	35%	45%	45%	55%	40%
Maximum Impervious Coverage	NA	30%	60%	50%	60%	60%	70%	60%
Floor Area Ratio	NA	NA	NA	NA	NA	NA	NA	NA

ZONING DISTRICT REGULATIONS

Table 4-3: Summary of Site Development Regulations

	UC	LC*	CC*	DC	GC*
Minimum Lot Area (square feet)	4,000	None	6,000	None	6,000
Single-Family Detached	6,000	6,000			
Single-Family Attached	4,000	4,000			
Duplex, Townhouses	7,500	7,500			
Multi-Family	7,500	7,500	10,000		
Other Permitted Uses	7,500	7,500	6,000		
Minimum Lot Width (feet)				None	50
Single-Family Detached	60	60			
Single-Family Attached	40	40			
Duplex	70	70			
Townhouses Multi-Family	20	20			
Family	70	70	80		
Other Permitted Uses	60	60	50		
Site Area per Housing Unit (square feet) by type of residential					
Single-Family Detached	6,000	6,000			NA
Single-Family Attached	4,000	4,000			
Two-family, duplex	3,750	3,750			
Townhouse	2,500	2,500		2,000	
Multi-family	1,750	2,000	2,000	600	
Minimum Yards (feet) (Note 2)					
Front Yard	Note 4	Note 4	25	0	25
Street Side Yard (Note 6)	15	15	15	0	15
Interior Side Yard (Note 3)					
1 to 1.5 stories	5	5	0	0	0
2-3 stories	7	7	0	0	0
More than 3 stories	7	7	0	0	0
Rear Yard	20	20	25	0	25
			Note 5		Note 5
Maximum Height (feet) (Note 2)	45	45	50	50	50
Maximum Building Coverage	50%	50%	60%	100%	70%
Maximum Impervious Coverage	70%	80%	80%	100%	90%
Floor Area Ratio	1.0	0.50	1.0	No limit	1.0
	1.0				
Maximum Amount of Total Parking Located in Street Yard					
Residential	NA	NA	NA	NA	NA
Other Uses	35%	50%	No limit	35%	No limit

ZONING DISTRICT REGULATIONS

Table 4-3 Summary of Site Development Regulations

Regulator	BP	LI*	GI*
Minimum Lot Area (square feet)	10,000	5,000	5,000
Minimum Lot Width (feet)	80	50	50
Minimum Yards (feet)			
Front Yard	35	25	25
Street Side Yard	25	25	25
Interior Side Yard	10	0	0
Rear Yard	35	25	25
Maximum Height (feet)	40	Note 5 75	Note 5 No limit
Maximum Building Coverage	60%	70%	70%
Maximum Impervious Coverage	80%	90%	90%
Floor Area Ratio	2.0	1.0	No limit
Maximum Amount of Total Parking Located in Street Yard	50%	No limit	No limit

Notes to Preceding Pages: Table 4-3

Note 1:

For lots served by neither community water nor sewer systems, minimum lot size shall be 1 acre and minimum lot width shall be 200 feet. For lots served by community sewer systems only, minimum lot size shall be 20,000 square feet and minimum lot width shall be 100 feet. Single-family attached, duplex, two-family, or townhouse residential are permitted only on sites served by community sewer and water systems.

Note 2:

See Section 603 for supplemental regulations governing single-family attached and townhouse residential use types.

Note 3:

One foot of height may be added for each additional one foot provided in front, rear, and side yard setbacks beyond the required minimum.

Note 4:

Normal minimum setback is 25 feet. Front yard setback may be reduced to 15 feet if:

- i. No parking is placed within the street yard.
- ii. The entire street yard area is landscaped, with the exception of driveways to parking areas or pedestrian accesses to the principal building on the site.

Note 5:

Required rear yard may be reduced one foot for every one foot of front yard provided in excess of the minimum requirement. No rear yard may be less than 10 feet.

Note 6:

In AG zoning districts, the minimum lot area and site area per unit may be reduced to 10 acres, excluding road right-of-way, for current inhabitable farmstead sites existing prior to December 31, 2005, subject to approval of a conditional use permit.

Note 7:

Garage Setbacks: Any garage that fronts on a public street must be set back at least 25 feet from such street, regardless of the setback requirement within the zoning district. This shall not be interpreted to waive a larger required minimum setback required by the zoning district.

Note 8:

Residential uses in the Lake and River Residential District that abut permanent open water (river, lake, or pond, etc.) shall consider the water frontage as the Front Lot Line.

Note 9:

Lots within the RL District for boat ramps and lake and river access may be less than the required minimum lot width.

* Uses in the **R-4, LC, CC, GC, HC, LI, and GI** Districts are subject to landscape and screening provisions contained in Article 8.